

**BOARD OF HOME INSPECTORS
MEETING MINUTES
January 9, 2018
10:00 a.m.**

A regular meeting of the Board of Home Inspectors was held at 656 Chamberlin Avenue, Suite B in Frankfort, Kentucky on January 9, 2018.

MEMBERS PRESENT

Welford “Bud” Wenk
Mitch Buchanan
Larry Joe Walden

KENTUCKY REAL ESTATE AUTHORITY

Lara Thompson, Administrative Coordinator
Ryan Morrison, General Counsel
Michael Elmore, Executive Director

MEMBERS ABSENT

Brian O’Rear

GUESTS

Anthony Cotto, General Counsel, Regulatory Analysis, PPC
Joseph Cable
Mark Beauchamp (A-1 Home Inspections)
Ricki Gardenhire, Information Officer III, Office of Communications and Public Outreach
Steve Keeney, Esq. (PLI)

CALL TO ORDER

Board Chair Bud Wenk called the meeting to order at 10:10 a.m.

APPROVAL OF MINUTES

Motion was made by Larry Joe Walden, seconded by Bud Wenk to approve the regular December 12, 2017 meeting minutes.

LICENSURE REPORT (as of 1/5/18)

- Active Licensees – 471
- Inactive Licensees - 4
- Pending Licensees - 3

BOARD CHAIRMAN’S REPORT

Board Chair Bud Wenk commented regarding changes for the better for the Board of Home Inspectors including better, streamlined processes as well as the potential to lower costs which would include lowering the fee structure for licensees.

BOARD COUNSEL REPORT/REGULATORY REPORT

General Counsel Morrison was in attendance at this meeting in addition to Counsel Anthony Cotto and the counsel and regulatory reports were combined. Ryan and Tony are working together on the changes that were worked through in the October meeting. There is no current status update on regulations. Regulations are in the process of being reduced/combined to make them read better as well as making more sense of them and

being user friendly. Move to change renewal period as a regulatory change. Discussed process for timeline on changes as well as how they will move as far as being seen by the board, then to LRC, having a hearing then moved to committee.

Concerns were voiced regarding those that are unlicensed and doing home inspections. Would like as much force as possible put behind that to enforce the licensure requirement.

CASE STATUS REPORT

No status report on any case.

BOARD MONTHLY FINANCIAL REPORT

The financial report was presented at the meeting.

KENTUCKY REAL ESTATE AUTHORITY REPORT

There was no report.

BOARD ADMINISTRATIVE COORDINATOR REPORT

Discussed the cut off for submission of applications (initial and renewal), established one week prior to board meeting is the cut off.

OLD BUSINESS

Board member Brian O'Rear sent out newsletter information. Email blast of newsletter, renewal, no grace period.

NEW BUSINESS

Office of Communications and Public Outreach, Ricki Gardenhire was present and discussed with the board the website overhaul as far as updating and editing for the Kentucky Board of Home Inspectors as well as making the website mobile friendly. Moving forward there will be a redesign of the website as well as edits made immediately to existing website.

EDUCATION COMMITTEE REPORT

Current issue with what providers are requesting for credit hours versus what the board will allow. Removing courses from 2015 and older from the approved list that have expired and posting online. Renewal of courses are for a two-year period.

The Education Committee recommended the following:

- InterNACHI
 - “How to Perform Deck Inspections” Course – Renewal (Requested 3hrs of credit)
 - “How to Inspect the Attic, Insulation, Ventilation and Interior” Course – Renewal (Requested 14 hours of credit)
 - “How to Inspect for Moisture Intrusion” Course – Renewal (Requested 8 hours of credit)
 - “How to Inspect Lawn Irrigation Systems” Course (Requested 2 hours of credit)
- KREIA
 - Application for Continuing Education Course Provider

Previously missing forms/documentation were supplied by the provider and courses requested for renewal or initial approval were all approved but not necessarily for the hours of credit requested. All requests for education were approved motion made by Mitch Buchanan, second by Bud Wenk but for the following credit allowance:

- InterNACHI
 - “How to Perform Deck Inspections” Course – Renewal (Allowed 3 hours)
 - “How to Inspect the Attic, Insulation, Ventilation and Interior” Course – Renewal (Allowed 3 hours of credit)
 - “How to Inspect for Moisture Intrusion” Course – Renewal (Allowed 3 hours of credit)
 - “How to Inspect Lawn Irrigation Systems” Course (Allowed 2 hours of credit)
- KREIA
 - Application for Continuing Education Course Provider - Approved

APPLICATIONS COMMITTEE REPORT

The Applications Committee recommended the following:

- Five (5) initial license applications were reviewed. Five were approved. We recommend five.
- Eleven (11) license renewal applications were reviewed. Eleven were approved. We recommend eleven.

Motion by Bud Wenk to approve sixteen (16) total, second by Mitch Buchanan motion carried.

TRAVEL AND PER DIEM

A motion was made by Mitch Buchanan and seconded by Larry Joe Walden to approve the travel and per diem for board members attending today’s meeting. The motion carried.

NEXT MEETING

The next meeting is scheduled for Tuesday, February 13, 2018, at 10:00 a.m., at the Kentucky Real Estate Commission office at 656 Chamberlin Avenue, Suite B, in Frankfort, Kentucky.

PUBLIC COMMENTS

Keeney – comments referring to course offering credit hours for providers online. Treat the inspectors fairly and evaluate the course standards.

COMPLAINTS COMMITTEE REPORT

Complaint of an unlicensed home inspector conducting business of home inspections. Complaint was not notarized, however, complainant was present at the meeting and complaint was notarized. Counsel with carry forward with the complaint.

ADJOURNMENT

A motion was made by Mitch Buchanan and seconded by Larry Joe Walden to adjourn the meeting. The motion carried.

Minutes prepared by Board Administrator, Lara Thompson, on January 23, 2018.